

1557-350

5911

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL (LONG FORM) 872

KNOW ALL MEN BY THESE PRESENTS that we, ARCHIBALD A. SANDERS and GIRARD G. ROBERGE, both of Amherst, Hampshire County, Massachusetts,

being ~~un~~married, for consideration paid, grant to JOSEPH FRANK and FLORENCE C. FRANK, husband and wife, as tenants by the entirety and not as tenants in common,

of 3030 Brighton-Henrietta Town Line Road,
Rochester, New York

with warranty covenants

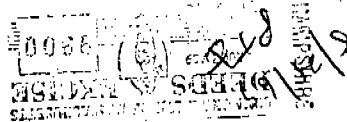
the land in said Amherst, together with the buildings thereon, situated on the West side of Lincoln Avenue, bounded and described as follows:

PARCEL ONE: Commencing at the Southeast corner of said land, it being the Northeast corner of land formerly of Frank C. Sherwin; thence running Northerly on said Lincoln Avenue eighty-two (82) feet; thence Westerly two hundred thirty (230) feet to land now or formerly of one Burnett; thence Southerly on said Burnett land eighty-two (82) feet; thence Easterly following said Sherwin's North line two hundred thirty (230) feet to said Lincoln Avenue; said tract containing Eighteen Thousand Eight Hundred Sixty (18,860) square feet of land; it being lot number twenty-four shown on plan of Westcott and Stockbridge lots, recorded in Hampshire County Registry of Deeds.

PARCEL TWO: Beginning at a point in the westerly line of said Lincoln Avenue, said point of beginning being eighty-two (82) feet Northerly of an iron pipe set at the Southeasterly corner of the tract of land conveyed by James A. Lowell to James W. Anderson and Florence B. Anderson in the year 1944 by warranty deed recorded in Hampshire County Registry of Deeds, Book 985, Page 236; thence from said point of beginning running Northerly along the Westerly line of said Lincoln Avenue a distance of six (6) feet to an iron pipe; thence turning to the left and running Westerly along other land of James A. Lowell a distance of approximately two hundred thirty (230) feet to an iron pipe set at land now or formerly of one Harrington, formerly of one Burnett; thence turning to the left and running Southerly along said Harrington land a distance of six (6) feet to an iron pipe set near a giant willow tree; thence turning to the left and running Easterly along the Northerly boundary of the tract of land conveyed by James A. Lowell to James W. Anderson and Florence Anderson in the year 1944, a distance of approximately two hundred thirty (230) feet to the point of beginning.

Being all the same premises described in deed of Third National Bank of Hampden County, executor u/w of Florence B. Anderson, to Archibald A. Sanders et al, dated March 25, 1969, recorded with Hampshire County Registry of Deeds, Book 1548, Page 520

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



1557-351

husband
wife

separate and apart from the estate of the deceased and other interests therein

Witness our hands and seals this twenty-first of August 19 69

Archibald A. Sanders
Donald E. Ralston



The Commonwealth of Massachusetts

Hampshire, ss.

August 21, 19 69

Then personally appeared the above named ARCHIBALD A. SANDERS

and acknowledged the foregoing instrument to be his free act and deed, before me

Sylvia J. Fly Notary Public - State of Massachusetts

My commission expires September 18, 1975

Aug. 21, 1969 at 2 o'clock & 31 mins. P.M. Rec'd, Ent'd & Exam'd.